

**ORDINANCE NO. 970306-E**

**AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**TRACT 1: 2.013 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK D, OF WALNUT CREEK BUSINESS PARK PHASE C SECTION 2 SUBDIVISION, FROM "LI" LIMITED INDUSTRIAL SERVICES DISTRICT AND "GR" COMMUNITY COMMERCIAL DISTRICT TO "LI" LIMITED INDUSTRIAL SERVICES DISTRICT;**

**TRACT 2: 2.650 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK D, OF WALNUT CREEK BUSINESS PARK PHASE C SECTION 2 SUBDIVISION, FROM "LI" LIMITED INDUSTRIAL SERVICES DISTRICT AND "GR" COMMUNITY COMMERCIAL DISTRICT TO "LI" LIMITED INDUSTRIAL SERVICES DISTRICT;**

**TRACT 3: 19.865 ACRE TRACT OF LAND OUT OF VARIOUS LOTS OF WALNUT CREEK BUSINESS PARK PHASE C SUBDIVISION, FROM "LI" LIMITED INDUSTRIAL SERVICES DISTRICT TO "MF-4" MULTIFAMILY RESIDENCE (MODERATE-HIGH DENSITY) DISTRICT;**

**TRACT 4: 14.290 ACRE TRACT OF LAND OUT OF VARIOUS LOTS OF WALNUT CREEK BUSINESS PARK PHASE C SUBDIVISION, FROM "LI" LIMITED INDUSTRIAL SERVICES DISTRICT AND "LI" LIMITED INDUSTRIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT TO "MF-4" MULTIFAMILY RESIDENCE (MODERATE-HIGH DENSITY) DISTRICT;**

**LOCALLY KNOWN AS 8105 CROSS PARK DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. The Zoning Map established by Chapter 13-2 of the City Code is amended to change the respective base zoning districts on all of the property described in File C14-96-0027, as follows:**

Tract 1: From "LI" Limited Industrial Services district and "GR" Community Commercial district to "LI" Limited Industrial Services district.

2.013 acre tract of land out of Lot 2, Block D, of Walnut Creek Business Park Phase C Section 2 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: From "LI" Limited Industrial Services district and "GR" Community Commercial district to "LI" Limited Industrial Services district.

2.650 acre tract of land out of Lot 2, Block D, of Walnut Creek Business Park Phase C Section 2 Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

Tract 3: From "LI" Limited Industrial Services district to "MF-4" Multifamily Residence (Moderate-High Density) district.

19.865 acre tract of land out of various lots of Walnut Creek Business Park Phase C Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

Tract 4: From "LI" Limited Industrial Services district and "LI-CO" Limited Industrial Services district-Conditional Overlay combining district to "MF-4" Multifamily Residence (Moderate-High Density) district.

14.290 acre tract of land out of various lots of Walnut Creek Business Park Phase C Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance,

locally known as 8105 Cross Park Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "E".


**PART 2.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 3.** This ordinance takes effect on March 17, 1997.

**PASSED AND APPROVED**

March 6, 1997.


§  
§  
§



Bruce Todd  
Mayor

APPROVED: 

Andrew Martin  
City Attorney

ATTEST: 

James E. Aldridge  
City Clerk



**Professional Land Surveying  
& Digital Mapping**

Office: 512-476-7103  
Fax: 512-476-7105

510 South Congress Ave.  
Suite 110  
Austin, Texas 78704

Page 1 of 2

Zoning Tract 1  
Walnut Creek Bus. Park

A DESCRIPTION OF 2.013 ACRES OF LAND, BEING A PORTION OF LOT 2, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 46A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.013 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of U.S. Highway No. 290 East (apparent 200' right-of-way), being also in the east right-of-way line of Cross Park Drive (right-of-way varies), and being the southwest corner of said Lot 2;

THENCE with the east right-of-way line of Cross Park Drive, the following two (2) courses:

1. North 09°55'33" West, a distance of 61.33 feet (record North 09°54'30" West, 61.33 feet) to a 1/2" rebar with an aluminum cap set;
2. Along a curve to the left, an arc length of 222.60 feet, with a radius of 414.00, and a chord which bears North 25°16'07" West, a distance of 219.93 feet (record North 25°16'15" West, 219.82 feet) to a 1/2" rebar with an aluminum cap set;

THENCE crossing Lot 2, the following two (2) courses:

1. North 62°31'29" East, a distance of 329.43 feet to a 1/2" rebar with an aluminum cap set;
2. South 08°50'29" East, a distance of 370.09 feet to a 1/2" rebar with an aluminum cap set in the north right-of-way of U.S. Highway No. 290 East, from which a car axle found at the southeast corner of Lot 2 bears North 81°21'28" East, 137.28 feet;

THENCE with the north right-of-way of 290 East, along a curve to the left, an arc length of 248.94 feet, with a radius of 5789.58 feet, and a chord which bears South 79°26'48" West, a distance of 248.92 feet to the POINT OF BEGINNING, containing 2.013 acres of land, more or less.

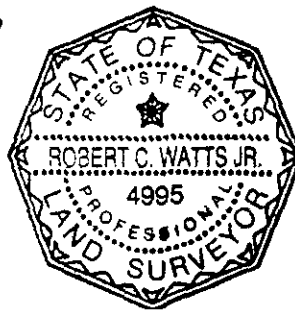
**EXHIBIT "A"**

Page 2 of 2

Surveyed on the ground October 18, 1995 under my direction and supervision. Bearing basis is from the south right-of-way line of Exchange Drive (North 29°08'40" East) as shown on the plat of Walnut Creek Business Park, Phase C, a subdivision of record in Volume 86, Page 84D of the Plat Records of Travis County, Texas. Attachments: Survey Drawing 14-0403.

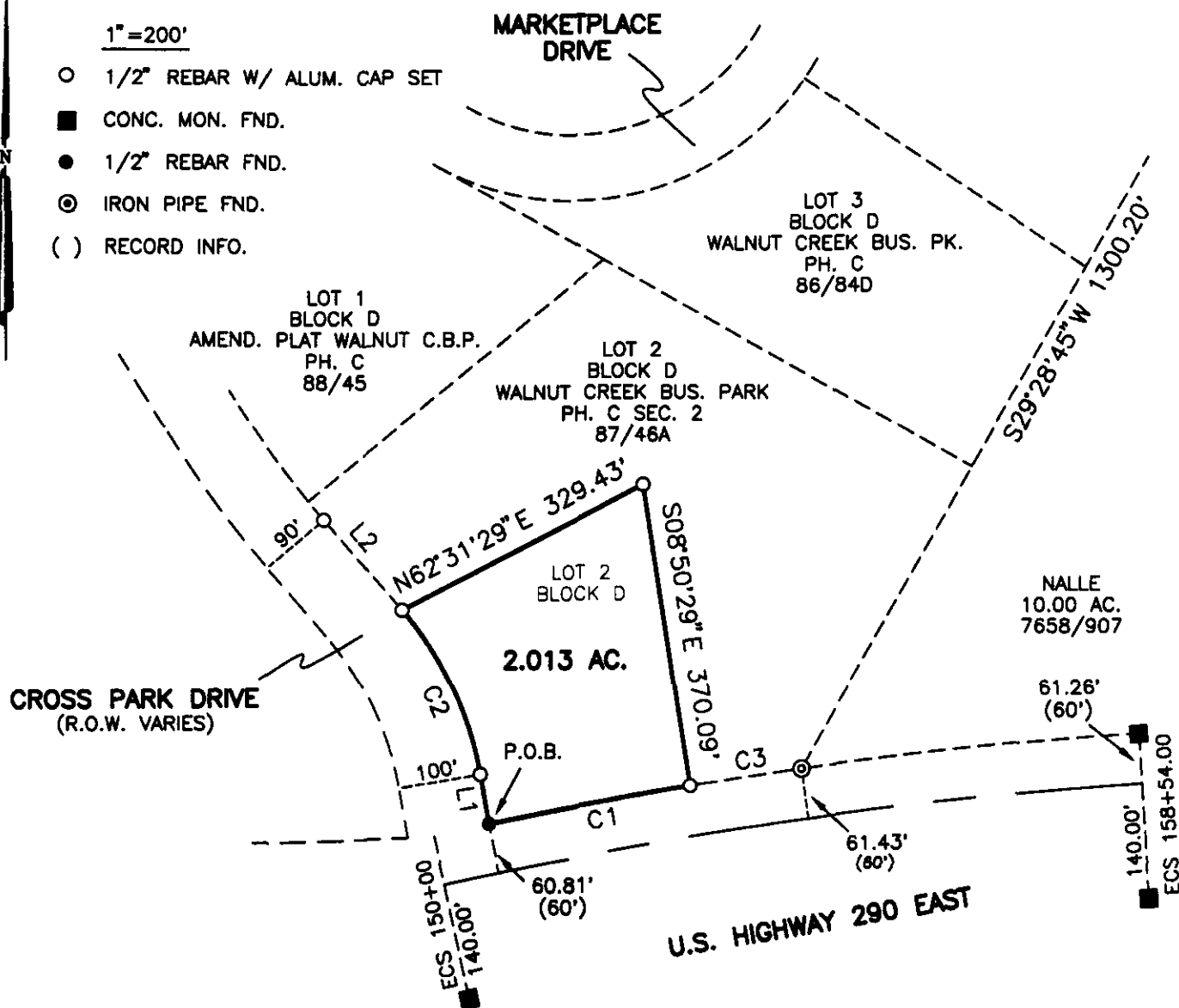
*Robert Watts 2-9-96*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



1"=200'

- 1/2" REBAR W/ ALUM. CAP SET
- CONC. MON. FND.
- 1/2" REBAR FND.
- ⊙ IRON PIPE FND.
- ( ) RECORD INFO.



NUMBER	CHORD BEARING	RADIUS	ARC	CHORD
C1	S79°26'48"W	5789.58	248.94	248.92'
C2	N25°16'07"W	414.00	222.60	219.93'
	(N25°16'15"W)			(219.82')
C3	N81°21'28"E	5789.58	137.28	137.28'

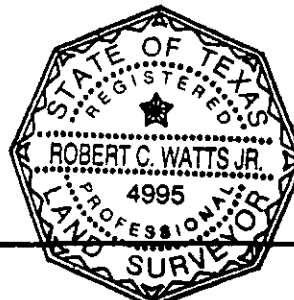
NUMBER	DIRECTION	DISTANCE
L1	N09°55'33"W	61.33'
	(N09°54'30"W)	(61.33')
L2	S40°39'40"E	145.48'
	(S39°58'04"E)	(145.48')

ZONING DESCRIPTION  
TRACT 1

DATE OF SURVEY: 10/18/95

DRAWING: 14-0403  
PLOT DATE: 02/07/96

BEARING BASIS: SOUTH R.O.W.  
LINE OF EXCHANGE DRIVE.  
(N29°08'40" E, 86/85A)



DRIVE.  
5A)

2-2-96

Robert Watts

# Chaparral



**Professional Land Surveying  
& Digital Mapping**

Office: 512-476-7103  
Fax: 512-476-7105  
510 South Congress Ave.  
Suite 110  
Austin, Texas 78704

Page 1 of 2

Zoning Tract 2  
Walnut Creek Bus. Park

A DESCRIPTION OF 2.650 ACRES OF LAND, BEING A PORTION OF LOT 2, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 46A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.650 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a car axle found in the north right-of-way line of U.S. Highway No. 290 East (apparent 200' right-of-way), being also the southeast corner of said Lot 2, and being also the southwest corner of a 10.00 acre tract described in Volume 7658, Page 907 of the Deed Records of Travis County, Texas;

THENCE with the north right-of-way of U.S. Highway No. 290 East, along a curve to the left, an arc length of 137.28 feet, with a radius of 5789.58, and a chord which bears South 81°21'28" West, a distance of 137.28 feet to a 1/2" rebar with an aluminum cap set;

THENCE crossing Lot 2, the following three (3) courses:

1. North 08°50'29" West, a distance of 370.09 feet to a 1/2" rebar with an aluminum cap set;
2. North 62°31'29" East, a distance of 244.09 feet to a 1/2" rebar with an aluminum cap set;
3. South 60°24'28" East, a distance of 204.37 feet to a 1/2" rebar with an aluminum cap set in the east line of Lot 2, being also the west line of the said 10.00 acre tract;

THENCE South 29°28'45" West, with the east line of Lot 2 and the west line of the 10.00 acre tract, a distance of 409.81 feet (record bearing South 29°54' West) to the POINT OF BEGINNING, containing 2.650 acres of land, more or less.

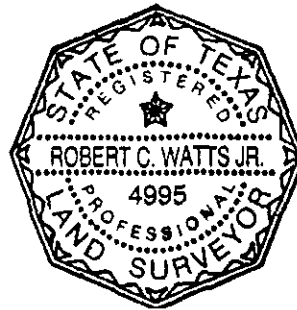
**EXHIBIT "B"**

Page 2 of 2

Surveyed on the ground October 18, 1995 under my direction and supervision. Bearing basis is from the south right-of-way line of Exchange Drive (North 29°08'40" East) as shown on the plat of Walnut Creek Business Park, Phase C, a subdivision of record in Volume 86, Page 84D of the Plat Records of Travis County, Texas. Attachments: Survey Drawing 14-0404.

*Robert C. Watts 2-9-96*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

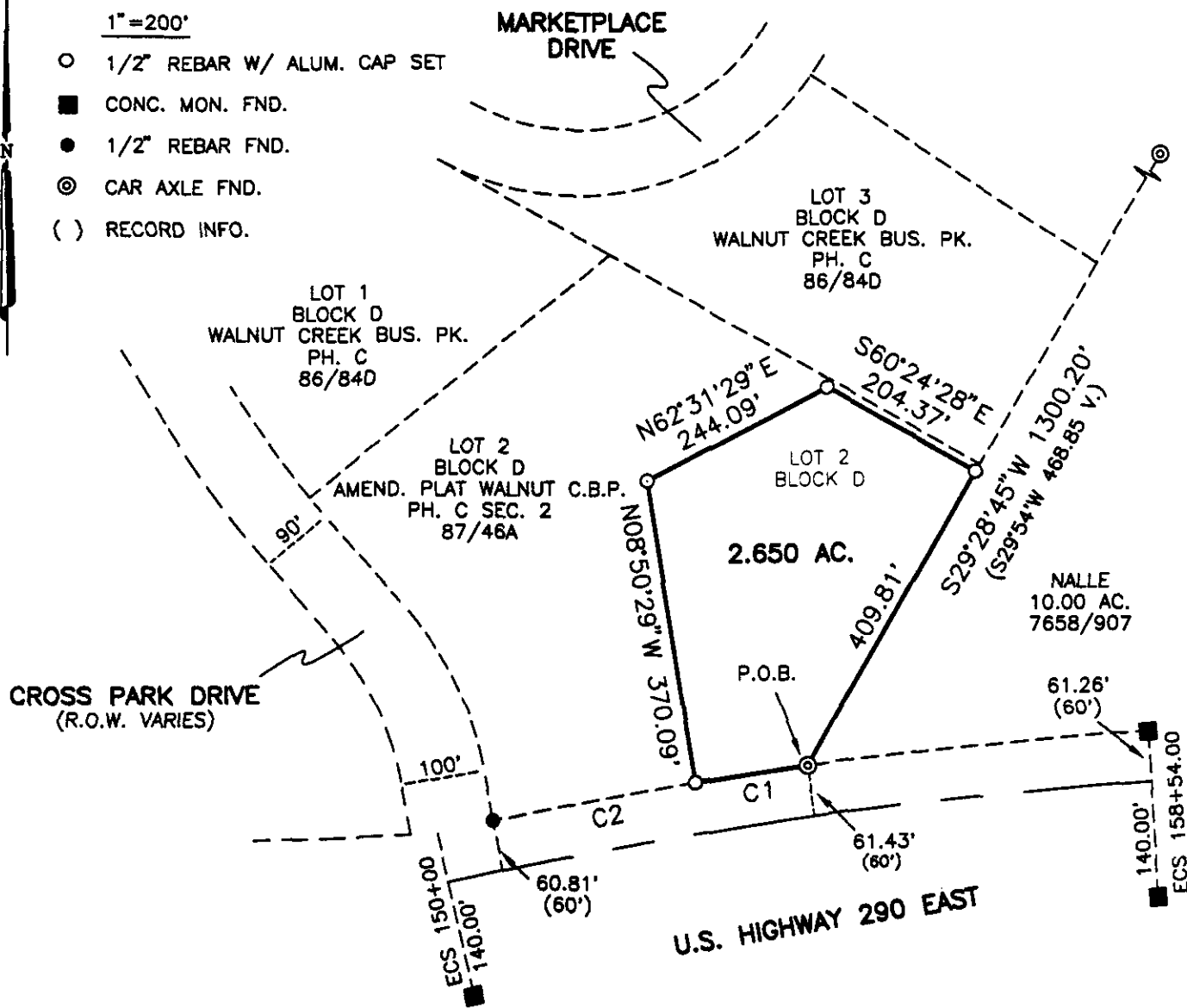




A DESCRIPTION OF 2.650 ACRES OUT OF LOT 2, BLOCK D, WALNUT CREEK BUSINESS PARK PHASE C SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 46A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

1"=200'

- 1/2" REBAR W/ ALUM. CAP SET
- CONC. MON. FND.
- 1/2" REBAR FND.
- ⊙ CAR AXLE FND.
- ( ) RECORD INFO.



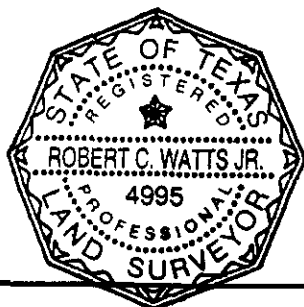
ZONING DESCRIPTION  
TRACT 2

NUMBER	CHORD BEARING	RADIUS	ARC	CHORD
C1	S81°21'28"W	5789.58	137.28	137.28
C2	S79°26'48"W	5789.58	248.94	248.92'

DATE OF SURVEY: 10/18/95

DRAWING: 14-0404  
PLOT DATE: 02/07/96

BEARING BASIS: SOUTH R.O.W.  
LINE OF EXCHANGE DRIVE.  
(N29°08'40"E, 86/85A)



*Robert Watts*  
*2-9-96*

*Chaparral*



**Professional Land Surveying  
& Digital Mapping**

Office: 512-476-7103

Fax: 512-476-7105

510 South Congress Ave.

Suite 110

Austin, Texas 78704

4/25/96

Page 1 of 3

Zoning Tract 3  
Walnut Creek Bus. Park

A DESCRIPTION OF 19.865 ACRES OF LAND, COMPRISED OF THE FOLLOWING: ALL OF LOT 2, BLOCK B, ALL OF LOTS 3 AND 4, BLOCK D, A PORTION OF LOTS 3 AND 9, BLOCK B, AND A PORTION OF LOT 5, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF LOT 1, BLOCK B, AND ALL OF LOT 1, BLOCK D OF THE AMENDED PLAT OF LOT 1-BLOCK B, LOT 1-BLOCK D, LOTS 4, 5, 14 & 15-BLOCK E, AND LOTS 3 AND 4-BLOCK F, WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 88, PAGE 45 OF THE TRAVIS COUNTY PLAT RECORDS; A PORTION OF LOT 2, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C, SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 88, PAGE 45 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALSO A PORTION OF THE RIGHT-OF-WAY OF MARKETPLACE DRIVE; SAID 19.865 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way of Cross Park Drive (right-of-way varies), being also in the west line of Lot 1, Block D of the referenced Amended Plat, being also at the point of curvature for the intersection with the east right-of-way line of Exchange Drive;

THENCE with the east right-of-way line of Exchange Drive, the following six (6) courses:

1. Along a curve to the right, an arc length of 31.44 feet, with a radius of 20.00 feet, and a chord which bears North 13°40'38" East, a distance of 28.30 feet (record North 13°35'37" East, 28.28 feet) to a 1/2" rebar found;

2. North 58°59'08" East, a distance of 103.73 feet (record North 58°35'57" East, 103.90 feet) to a 1/2" rebar found;

3. Along a curve to the left, an arc length of 19.39 feet, with a radius of 630.00 feet, and a chord which bears North 57°36'35" East, a distance of 19.39 feet (record North 57°43'16" East, 19.31 feet) to a 1/2" rebar found;

**EXHIBIT "C"**

4. North 46°29'45" East, a distance of 116.96 feet (record North 46°36'42" East, 116.67 feet) to a 1/2" rebar found;

5. Along a curve to the left, an arc length of 184.54 feet, with a radius of 620.00 feet, and a chord which bears North 37°40'00" East, a distance of 183.86 feet to a 1/2" rebar found;

6. North 29°08'40" East, a distance of 727.51 feet (record bearing North 29°08'40" East) to a 1/2" rebar with an aluminum cap set in the west line of Lot 3, Block B of Walnut Creek Business Park Phase C;

THENCE crossing Walnut Business Park Phase C, the following three (3) courses:

1. South 62°00'57" East, a distance of 420.85 feet to a 1/2" rebar with an aluminum cap set;

2. South 28°00'00" West, a distance of 147.55 feet to a 1/2" rebar with an aluminum cap set;

3. South 62°00'00" East, a distance of 387.35 feet to a 1/2" rebar with an aluminum cap set in the east line of Lot 5, Block D of Walnut Creek Business Park Phase C, being also in the west line of a 10.00 acre tract described in Volume 7658, Page 907 of the Deed Records of Travis County, Texas;

THENCE South 29°28'45" West, with the east line of Walnut Creek Business Park Phase C, being also the west line of the said 10.00 acre tract, a distance of 729.30 feet (record bearing South 29°54' West) to a 1/2" rebar with an aluminum cap set in the east line of Lot 2, Block D of Walnut Creek Business Park Phase C, Section 2;

THENCE crossing Lot 2, the following two (2) courses:

1. North 60°24'28" West, a distance of 204.37 feet to a 1/2" rebar with an aluminum cap set;

2. South 62°31'29" West, a distance of 573.52 feet to a 1/2" rebar with an aluminum cap set in the east right-of-way line of Cross Park Drive;

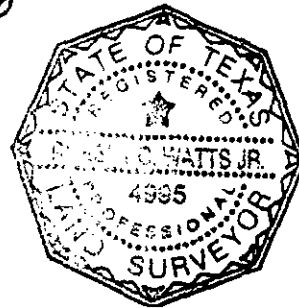
THENCE with the east right-of-way line of Cross Park Drive, the following three (3) courses:

1. North  $40^{\circ}39'40''$  West, a distance of 145.48 feet (record North  $40^{\circ}40'00''$  West, 145.48 feet) to a 1/2" rebar with an aluminum cap set;
2. Along a curve to the right, an arc length of 192.29 feet, with a radius of 1189.02 feet, and a chord which bears North  $36^{\circ}01'41''$  West, a distance of 192.08 feet (record North  $35^{\circ}36'49''$  West, 192.08 feet) to a 1/2" rebar found;
3. North  $31^{\circ}21'06''$  West, a distance of 105.01 feet (record North  $31^{\circ}24'03''$  West, 104.85 feet) to the POINT OF BEGINNING, containing 19.865 acres of land, more or less.

Surveyed on the ground October 18, 1995 under my direction and supervision. Bearing basis is from the south right-of-way line of Exchange Drive (North  $29^{\circ}08'40''$  East) as shown on the plat of Walnut Creek Business Park, Phase C, a subdivision of record in Volume 86, Page 84D of the Plat Records of Travis County, Texas. Attachments: Survey Drawing 14-0405.

*Robert Watts 6-20-96*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



**NOTE: THIS SKETCH IS 2 PAGES**

SEE PREVIOUS PAGE FOR SURVEY INFO.

SKETCH TO ACCOMPANY A DESCRIPTION OF 19.865 ACRES COMPRISED OF THE FOLLOWING:

ALL OF LOT 2, BLOCK B, ALL OF LOTS 3 AND 4, BLOCK D, A PORTION OF LOTS 3 AND 9, BLOCK B, AND A PORTION OF LOT 5, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D OF THE TRAVIS COUNTY PLAT RECORDS;

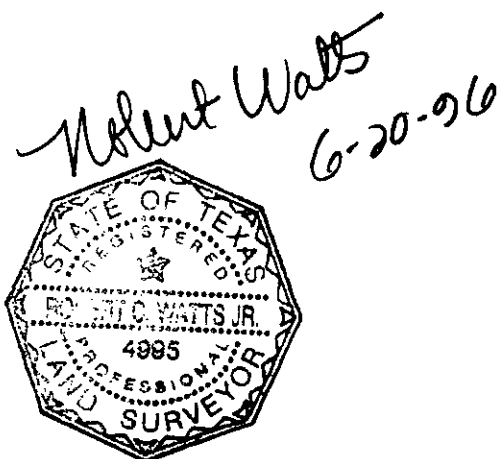
ALL OF LOT 1 BLOCK B, ALL OF LOT 1, BLOCK D OF THE AMENDED PLAT OF LOT 1-BLOCK B, LOT 1-BLOCK D, LOTS 4, 5, 14 & 15-BLOCK E, AND LOTS 3 & 4-BLOCK F, WALNUT CREEK BUSINESS PARK - PHASE C, A SUBDIVISION OF RECORD IN VOLUME 88, PAGE 45 OF THE TRAVIS COUNTY PLAT RECORDS;

A PORTION OF LOT 2, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C, SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 46A OF THE TRAVIS COUNTY PLAT RECORDS;

A PORTION OF THE RIGHT-OF-WAY OF MARKETPLACE DRIVE.

NUMBER	CHORD BEARING	RADIUS	ARC	CHORD	RECORD CHORD
C1	N36°01'41"W	1189.02	192.29	192.08	(N35°36'49"W 192.08')
C2	N13°40'38"E	20.00	31.44	28.30	(N13°35'37"E 28.28')
C3	N57°36'35"E	630.00	19.39	19.39	(N57°43'16"E 19.31')
C4	N37°40'00"E	620.00	184.54	183.86	

NUMBER	DIRECTION	DISTANCE	RECORD
L1	N31°21'06"W	105.01'	(N31°24'03"W 104.85')
L2	N58°59'08"E	103.73'	(N58°35'57"E 103.90')
L3	N46°29'45"E	116.96'	(N46°36'42"E 116.67')
L4	N40°39'40"W	145.48'	(N40°40'00"W 145.48')



ZONING DESCRIPTION  
TRACT 3

DATE OF SURVEY: 10/18/95

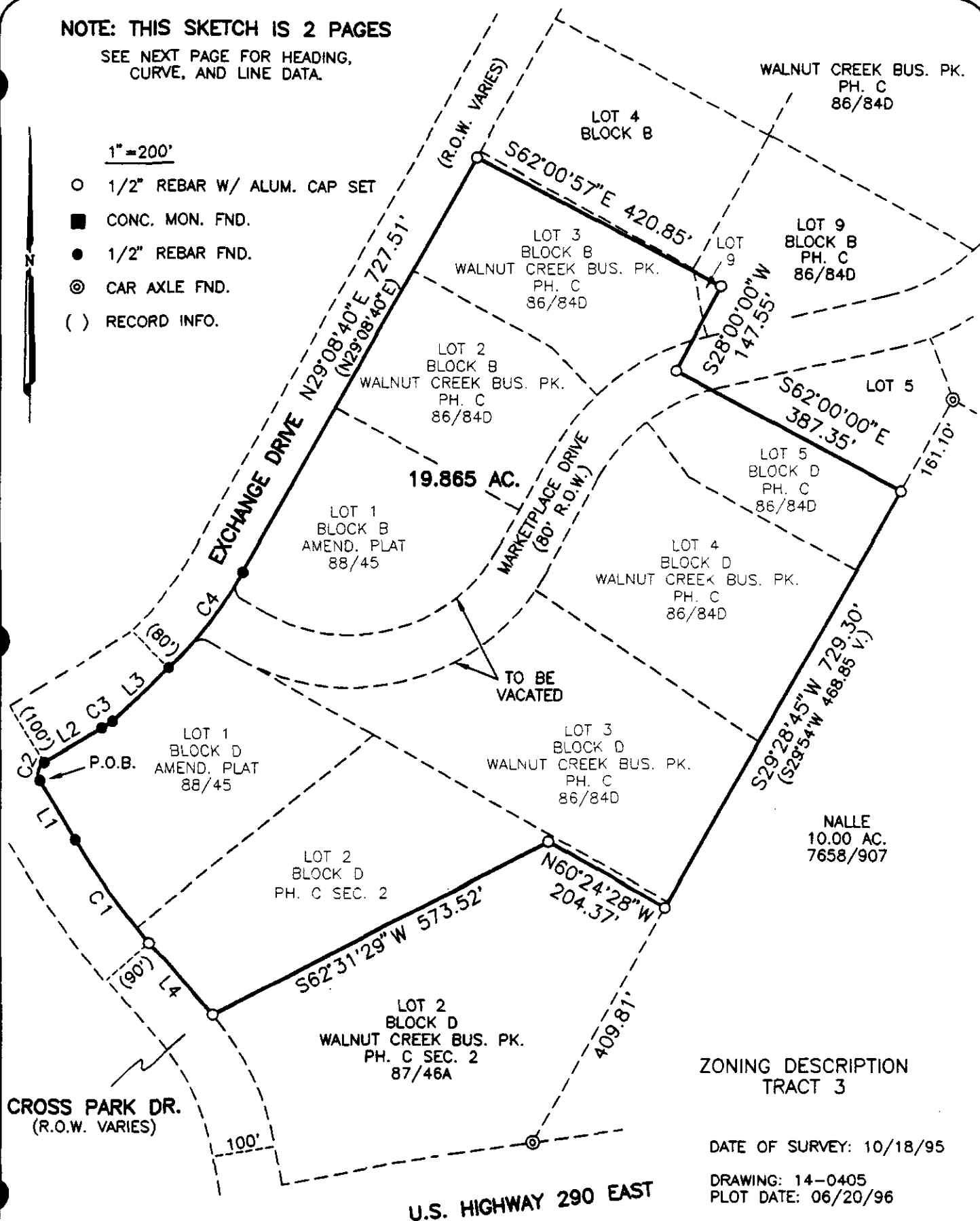
DRAWING: 14-0405  
PLOT DATE: 06/20/96

BEARING BASIS: SOUTH R.O.W.  
LINE OF EXCHANGE DRIVE.  
(N29°08'40"E, 86/85A)

*Chaparral*

SEE NEXT PAGE FOR HEADING,  
CURVE, AND LINE DATA.

- 1/2" REBAR W/ ALUM. CAP SET
- CONC. MON. FND.
- 1/2" REBAR FND.
- ⊙ CAR AXLE FND.
- ( ) RECORD INFO.



ZONING DESCRIPTION  
TRACT 3

DATE OF SURVEY: 10/18/95

DRAWING: 14-0405  
PLOT DATE: 06/20/96

BEARING BASIS: SOUTH R.O.W.  
LINE OF EXCHANGE DRIVE.  
(N29°08'40"E, 86/85A)

U.S. HIGHWAY 290 EAST

Chaparral



**Professional Land Surveying  
& Digital Mapping**

Office: 512-476-7103

Fax: 512-476-7105

510 South Congress Ave.

Suite 110

Austin, Texas 78704

6/25/96

Page 1 of 2

Zoning Tract 4  
Walnut Creek Bus. Park

A DESCRIPTION OF 14.290 ACRES OF LAND, COMPRISED OF THE FOLLOWING: ALL OF LOTS 4 AND 5, BLOCK B, ALL OF LOT 6, BLOCK D, A PORTION OF LOTS 3 AND 9, BLOCK B, AND A PORTION OF LOT 5, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF LOT 8, BLOCK B, AND ALL OF LOT 7, BLOCK D, WALNUT CREEK BUSINESS PARK PHASE C, SECTION 3, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 123B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALSO A PORTION OF THE RIGHT-OF-WAY OF MARKETPLACE DRIVE; SAID 14.290 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Exchange Drive (right-of-way varies), being also the most northern corner of Lot 5, Block B of Walnut Creek Business Park Phase C, being also the west corner of Lot 6, Block B of Walnut Creek Business Park Phase C;

THENCE South 60°49'13" East, with the common line of said Lots 5 and 6, and continuing with the the common line of Lot 8 and 7, Block B of Walnut Creek Business Park Phase C Section 3, a distance of 740.23 feet (record South 60°51'20" East, 740.25 feet) to a 1/2" rebar found in the west right-of-way of Marketplace Drive (80' right-of-way);

THENCE South 78°28'30" East, crossing Marketplace Drive, a distance of 81.39 feet to a 1/2" rebar with an aluminum cap set in the east right-of-way line of Marketplace Drive, being also the most northern corner of Lot 7, Block D of Walnut Creek Business Park Phase C, Section 3;

THENCE South 60°48'47" East, with the north line of Lot 7, being also the south line of Lot 8, Block D of Walnut Business Park Phase C, Section 3, a distance of 375.62 feet (record South 60°51'20" East, 375.39 feet) to a 1/2" rebar found at the northeast corner of Lot 7, being also in the west line of Block B of Central Austin Business Park, a subdivision of record in Volume 86, Page 151D of the Plat Records of Travis County, Texas;

**EXHIBIT "D"**

THENCE South 29°49'03" West, with the east line of Lot 7, and the east line of Lot 6, Block D, of Walnut Creek Business Park Phase C, being also the east line of Block B of Central Austin Business Park, and the east line of a 3.86 acre tract described in Volume 12435, Page 535 of the Deed Records of Travis County, Texas, a distance of 478.17 feet (record South 29°49'36" West, 478.32 feet) to an iron pipe found at the northeast corner of a 10.00 acre tract described in Volume 7658, Page 907 of the Deed Records of Travis County, Texas;

THENCE North 60°23'21" West, with the south line of Lot 6, Block D, being also the north line of the said 10.00 acre tract, a distance of 375.89 feet (record North 60°21'16" West, 375.77 feet) to a car axle found at the common south corner of Lots 5 and 6, Block D, being also the northwest corner of the 10.00 acre tract;

THENCE South 29°28'45" West, with the west line of the 10.00 acre tract, being also the east line of Lot 5, Block D, a distance of 161.10 feet (record bearing South 29°54' West) to a 1/2" rebar with an aluminum cap set;

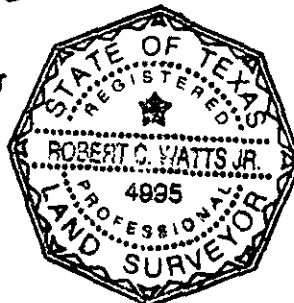
THENCE crossing Walnut Business Park Phase C, the following three (3) courses:

1. North 62°00'00" West, a distance of 387.35 feet to a 1/2" rebar with an aluminum cap set;
2. North 28°00'00" East, a distance of 147.55 feet to a 1/2" rebar with an aluminum cap set;
3. North 62°00'51" West, a distance of 420.85 feet to a 1/2" rebar with an aluminum cap set in the east right-of-way line of Exchange Drive;

THENCE North 29°08'40" East, a distance of 480.99 feet (record bearing North 29°08'40" East) to the POINT OF BEGINNING, containing 14.290 acres of land, more or less.

Surveyed on the ground October 18, 1995 under my direction and supervision. Bearing basis is from the south right-of-way line of Exchange Boulevard (North 29°08'40" East) as shown on the plat of Walnut Creek Business Park, Phase C, a subdivision of record in volume 86, Page 84D of the Plat Records of Travis County, Texas. Attachments: Survey Drawing 14-0406.

*Robert C. Watts* 6-20-96  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

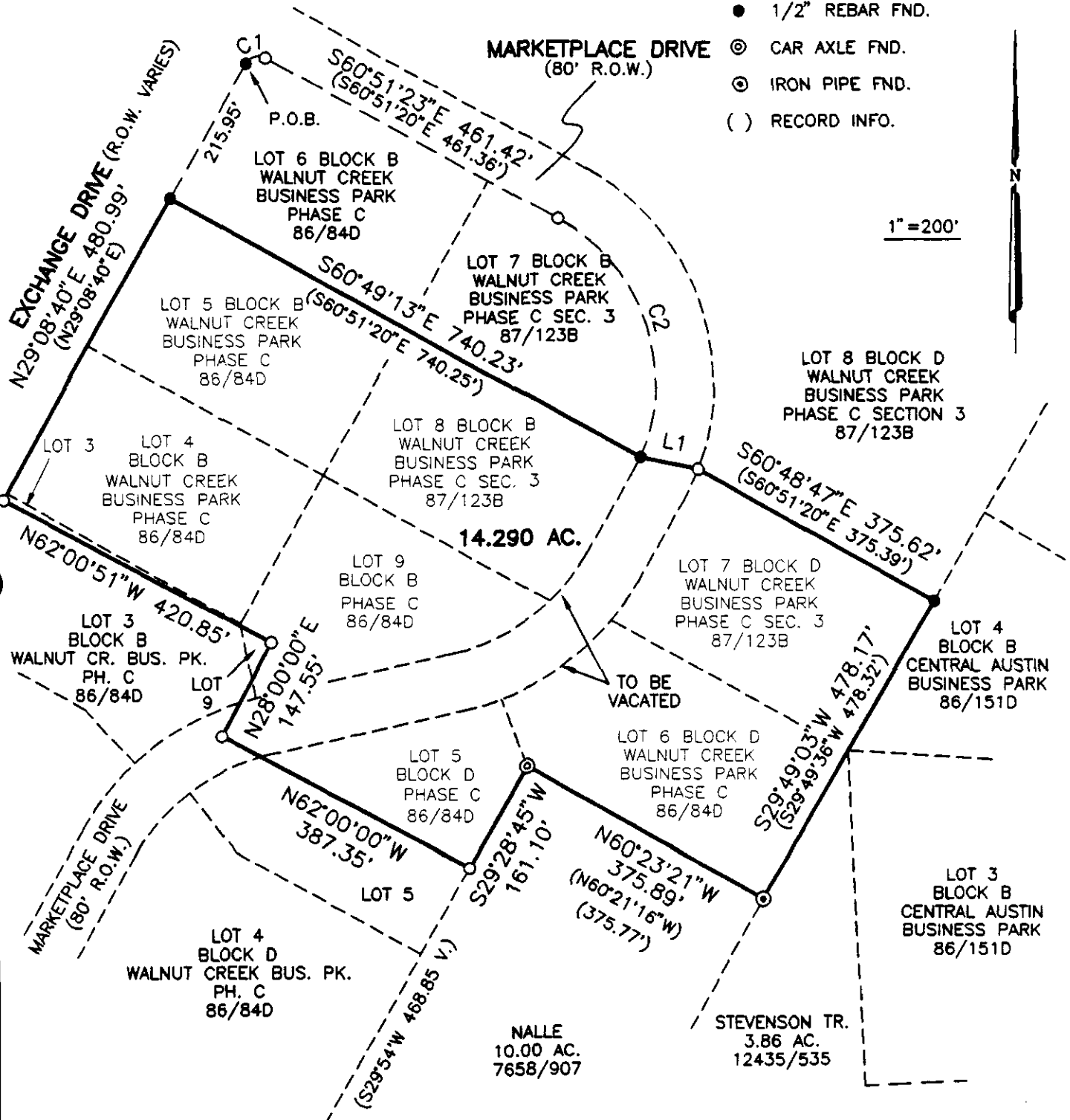




NOTE: THIS SKETCH IS 2 PAGES

SEE NEXT PAGE FOR HEADING,  
CURVE, AND LINE DATA.

- 1/2" REBAR W/ ALUM. CAP SET
- 1/2" REBAR FND.
- ⊙ CAR AXLE FND.
- ⊙ IRON PIPE FND.
- ( ) RECORD INFO.



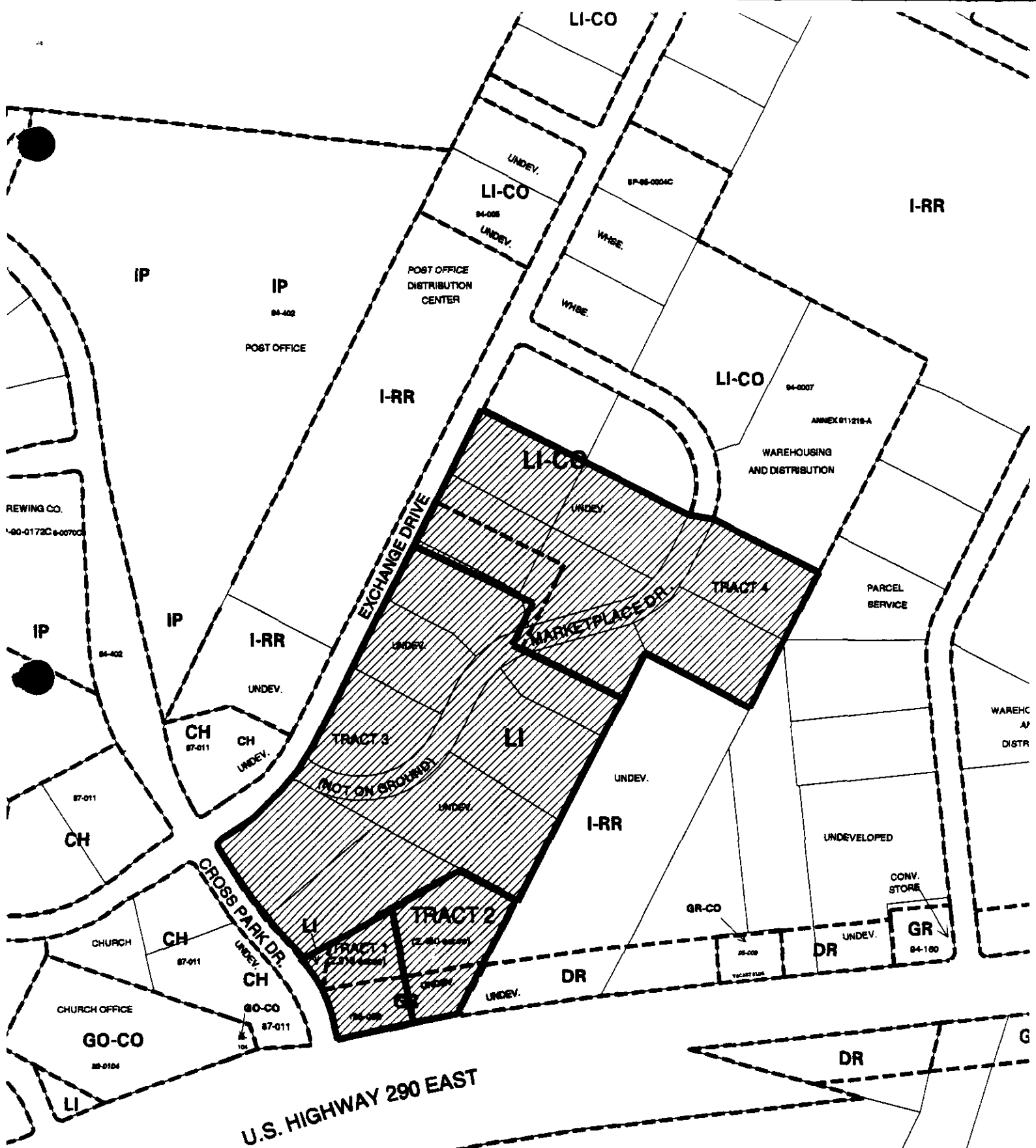
DATE OF SURVEY: 10/18/95

DRAWING: 14-0406  
PLOT DATE: 06/20/96



BEARING BASIS: SOUTH R.O.W.  
LINE OF EXCHANGE DRIVE.  
(N29°08'40"E, 86/85A)

ZONING DESCRIPTION  
TRACT 4

*Chaparral*



# EXHIBIT "E"

 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: J. ARRIAGA CYCLE: 96-06 INTLS: MS	 CASE #: C14-96-0027 SUBJECT AREA (acres): 42.500 ADDRESS: 8105 CROSS PARK DR.	CITY GRID REFERENCE NUMBER N27,N28
--	--	--	---

**NOTE: THIS SKETCH IS 2 PAGES**

SEE PREVIOUS PAGE FOR SURVEY INFO.

SKETCH TO ACCOMPANY A DESCRIPTION OF 14.290 ACRES COMPRISED OF THE FOLLOWING:

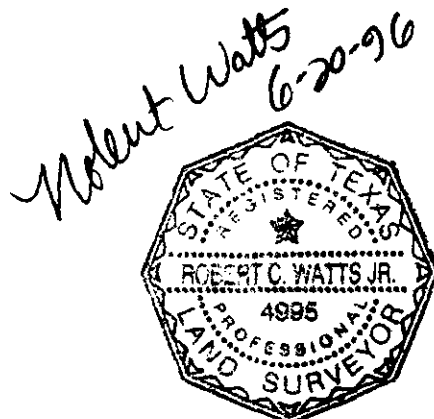
ALL OF LOTS 4 AND 5, BLOCK B, ALL OF LOT 6, BLOCK D, A PORTION OF LOTS 3 AND 9, BLOCK B, AND A PORTION OF LOT 5, BLOCK D OF WALNUT CREEK BUSINESS PARK PHASE C, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 84D OF THE TRAVIS COUNTY PLAT RECORDS;

ALL OF LOT 8, BLOCK B, AND ALL OF LOT 7, BLOCK D, WALNUT CREEK BUSINESS PARK PHASE C SECTION 3, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 123B OF THE TRAVIS COUNTY PLAT RECORDS;

A PORTION OF THE RIGHT-OF-WAY OF MARKETPLACE DRIVE.

NUMBER	CHORD BEARING	RADIUS	ARC	CHORD	RECORD CHORD
C1	N74°08'40"E	20.00	31.41	28.28	(N74°08'40"E 28.28')
C2	S18°26'50"E	260.00	384.67	350.53	(S18°30'13"E 350.31')

NUMBER	DIRECTION	DISTANCE
L1	S78°28'30"E	81.39'



ZONING DESCRIPTION  
TRACT 4

DATE OF SURVEY: 10/18/95

DRAWING: 14-0406

PLOT DATE: 06/20/96

BEARING BASIS: SOUTH R.O.W.  
LINE OF EXCHANGE DRIVE.  
(N29°08'40"E, 86/85A)

*Chaparral*

# Austin American-Statesman

PO#: 970306E  
Ad ID#: 3PM400800  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX

78767

ORDINANCE NO. 970306-E  
AN ORDINANCE ORDERING A RE-  
ZONING AND CHANGING THE ZON-  
ING MAP ACCOMPANYING  
CHAPTER 13-2 OF THE CITY CODE AS  
FOLLOWS:  
TRACT 1: 2.013 ACRE TRACT OF  
LAND OUT OF LOT 2, BLOCK D, OF  
WALNUT CREEK BUSINESS PARK  
PHASE C SECTION 2 SUBDIVISION,  
FROM "U" LIMITED INDUSTRIAL SER-  
VICES DISTRICT AND "GR" COM-  
MUNITY COMMERCIAL DISTRICT TO  
"U" LIMITED INDUSTRIAL SERVICES  
DISTRICT;  
TRACT 2: 2.650 ACRE TRACT OF  
LAND OUT OF LOT 2, BLOCK D, OF  
WALNUT CREEK BUSINESS PARK  
PHASE C SECTION 2 SUBDIVISION,  
FROM "U" LIMITED INDUSTRIAL SER-  
VICES DISTRICT AND "GR" COM-  
MUNITY COMMERCIAL DISTRICT TO  
"U" LIMITED INDUSTRIAL SERVICES  
DISTRICT;  
TRACT 3: 19.865 ACRE TRACT OF  
LAND OUT OF VARIOUS LOTS OF  
WALNUT CREEK BUSINESS PARK  
PHASE C SUBDIVISION, FROM "U"  
LIMITED INDUSTRIAL SERVICES DIS-  
TRICT TO "MF-4" MULTIFAMILY RES-  
DENCE (MODERATE-HIGH DENSITY)  
DISTRICT;  
TRACT 4: 14.290 ACRE TRACT OF  
LAND OUT OF VARIOUS LOTS OF  
WALNUT CREEK BUSINESS PARK  
PHASE C SUBDIVISION, FROM "U"  
LIMITED INDUSTRIAL SERVICES DIS-  
TRICT AND "U" LIMITED INDUSTRIAL  
SERVICES DISTRICT-CONDITIONAL  
OVERLAY COMBINING DISTRICT TO  
"MF-4" MULTIFAMILY RESIDENCE  
(MODERATE-HIGH DENSITY)  
DISTRICT;  
LOCALLY KNOWN AS 8105 CROSS  
PARK DRIVE, IN THE CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS.  
MAYOR BRUCE TODD  
AUSTIN, TEXAS

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

Janeen Swail

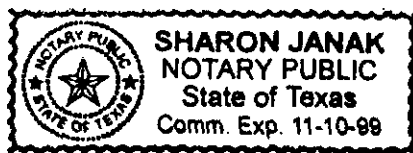
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	3/27/97	Last Published:	3/27/97
Times Published:	1	Classification:	9980
Lines:	48	Cost:	\$125.76

and that the attached is a true copy of said advertisement.

Janeen Swail

SWORN AND SUBSCRIBED TO BEFORE ME, this the 28th day of March 1997



Sharon Janak  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541